

**City of Greensboro Planning Department
Connections 2025 Comprehensive Plan Amendment
January 19, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed Connections 2025 Comprehensive Plan Amendments. In considering amendments to the Comprehensive Plan, the City shall be guided by factors that include, but are not limited to: the need for the proposed change; the effect of the proposed change on the need for city services and facilities; the implications, if any, that the amendment may have for other parts of the plan; and unforeseen circumstances or the emergence of new information (e.g. significant economic opportunity in Tier 2 or 3). Plan Amendments are heard by the Planning Board, and recommended to the City Council for final action.

Case Number: CP-04-13

Request: Amend Figure 5-2 Community Structure map as follows:

1. Add Pisgah Church/Lees Chapel Road from Battleground Avenue to Rudd Station Road as a Proposed Scenic Corridor.
2. Amend the legend to remove the word "Visual" from "Proposed Scenic/Visual Corridor"

CONNECTIONS 2025 COMPREHENSIVE PLAN

Definitions:

Scenic Corridors are major thoroughfares that are proposed for application of overlay districts with standards for visual character.

Visual Enhancement Corridors are thoroughfares that carry large amounts of traffic and would benefit from public physical improvements to address visual character (see Policy 5E.1).

The following policies are applicable in this case:

- 5C.2 Designate **gateways, scenic corridors, and other community landmarks** for beautification investments, including maintenance.
- 5F. Implement and improve design standards governing the appearance of development from public roadways
- 5F.1 Implement **scenic corridor overlay districts** establishing objective appearance standards along different types of roadway corridors (setbacks,

screening/buffers, landscaping, lighting, signage/billboard controls, building materials, architectural features, etc.)

STAFF ANALYSIS

Need for the Proposed Change: In 1996, a corridor study was conducted for Pisgah Church Road/Lees Chapel Road and it recommended that the entire corridor be designated as a scenic corridor overlay district. It was an oversight not to include it on the Community Structure Map as a Proposed Scenic Corridor.

The change in the text of the legend corrects a clerical error so that the corridor names in the legend match the terms that are defined in the text of the Plan. Within the text of the Plan there are definitions for *Scenic Corridors* and *Visual Enhancement Corridors*.

Effect of the proposed Change on the Need for City Services and Facilities: None

Implications, if any, the Amendment may have for Other Parts of the Plan: By adding Pisgah Church Road/Lees Chapel Road to the map it will add another corridor to the current list of 17 proposed scenic corridors that are currently highlighted on the map for further study and consideration for a scenic corridor overlay.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): As stated earlier, this was an oversight not to include it on the original map.

STAFF COMMENTS

NC Highway 68 and the Greensboro portions of the Urban Loop already have Scenic Corridor Overlay districts applied to them.

STAFF RECOMMENDATION

Based on the information provided in this report, staff supports these changes due to factors such as:

- it was an oversight not to include Pisgah Church/Lees Chapel Road on the Community Structure Map as a Proposed Scenic Corridor; and
- it corrects a clerical error so that the corridor names in the legend match the terms that are defined in the text of the Plan.

Staff recommends approval of these amendments.